

ORDER RECEIVED FOR FILING

DATE August 2, 1983
BY Mary L. Landon (Clerk)
(Seal of Baltimore County)

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 2nd day of August, 1983, that the herein Petition for Variance(s) to permit an accessory structure (garage) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan prepared by Frank S. Lee, dated April 28, 1983, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

John M. H. Jung
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 13, 1983

Mr. & Mrs. John W. Diegel
1224 Rustic Avenue
Baltimore, Maryland 21237

Re: Petition for Variance
E/S Rustic Ave., 342' SE of the
c/l of Philadelphia Rd.
Case No. 84-25-A

Dear Mr. & Mrs. Diegel:

This is to advise you that \$69.75 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland, and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 119447

DATE 8/2/83 ACCOUNT R-01-615-000

AMOUNT \$69.75

RECEIVED FROM John W. Diegel & Sons, Inc.
FOR Advertising & Posting Case #84-25-A

6 622*****667510 8026A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 84-25-A
SUBJECT: John W. Diegel, et ux

Date July 1, 1983

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:slc

cc: Arlene January
Shirley Hess

June 27, 1983

Mr. & Mrs. John W. Diegel
1224 Rustic Avenue
Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variance
E/S of Rustic Ave., 342' SE of the
c/l of Philadelphia Road
John W. Diegel, et ux - Petitioners
Case No. 84-25-A

TIME: 9:45 A.M.

DATE: Thursday, July 21, 1983

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 117368

DATE 5/4/83 ACCOUNT R-01-614-000

AMOUNT \$35.00

RECEIVED FROM John Diegel
FOR Zoning Variance Item #38
1224 Rustic Avenue
1061 6 093*****355010 6102A

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: East side of Rustic Avenue, 342 ft. Southeast of the centerline of Philadelphia Road
DATE & TIME: Thursday, July 21, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (garage) to be located in the side yard instead of the rear yard

The Zoning Regulation to be excepted as follows:
Section 400.1 - Location of accessory structure

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of John W. Diegel, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 21, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

September 14, 1983

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: John W. and Marueen S. Diegel

Location: E/S Rustic Avenue 342' S/E of centerline Philadelphia Road

Item No.: 238 Zoning Agenda: Meeting of May 24, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: *George M. Hegardt*
Planning Dept. Fire Prevention Bureau
Special Inspection Division

JK/mh/cm
7/21/83

Phone: 687-6922

FRANK S. LEE

Registered Land Surveyor

1277 NEIGHBORS AVE. - BALTIMORE, MD. 21237

April 28, 1983

No. 1224 Rustic Avenue
15th District Baltimore County, Maryland

Beginning for the same in the center of Rustic Avenue at the distance of 342 feet more or less measured southeasterly along the center of Rustic Avenue from the center of Philadelphia Road, thence running and binding on Rustic Avenue South 62 degrees 33 minutes East 94.95 feet, thence leaving Rustic Avenue for three lines of division as follows: North 53 degrees 27 minutes East 47.10 feet, North 36 degrees 24 minutes West 85 feet and South 53 degrees 27 minutes West 89.60 feet to the place of beginning,

Containing 0.14 acres of land more or less.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 2, 1983

Mr. and Mrs. John W. Diegel
1224 Rustic Avenue
Baltimore, Maryland 21237

RE: Petition for Variance
E/S of Rustic Ave., 342' SE of the center
line of Philadelphia Rd. - 15th Election
District
John W. Diegel, et ux - Petitioners
NO-84-25-A (Item No. 238)

Dear Mr. and Mrs. Diegel:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

John M. H. Jung
JOHN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: Mr. Dale Shaffer
1222 Rustic Avenue
Baltimore, Maryland 21237
John W. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. John W. Diegel
1224 Rustic Avenue
Baltimore, Md. 21237

Frank S. Lee
1277 Neighbors Ave
Baltimore, Md. 21237

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 24th day of May, 1983

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner John W. Diegel, et ux

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>JD</i>	Revised Plans: Change in outline or description Yes No									
Previous case: <i>None</i>	Map #									

PETITION FOR VARIANCE
15th Election District

ZONING: Petition for Variance
LOCATION: East side of Rustic Avenue, 342 ft. Southeast of the center line of Philadelphia Road
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PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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Petition for Variance to permit an accessory structure (garage) to be located in the side yard instead of the rear yard.

The Zoning Regulation to be accepted as follows:
Section 400.1 - location of accessory structure

All that parcel of land in the Fifteenth District of Baltimore County, beginning for the same in the center of Rustic Avenue at the distance of 342 feet more or less measured southeasterly along the center of Philadelphia Road, thence running and binding on Rustic Avenue South 63 degrees 33 minutes East 94.95 feet, thence leaving Rustic Avenue South 63 degrees 33 minutes East 94.95 feet, thence leaving Rustic Avenue for three lines of division as follows: North 53 degrees 27 minutes East 47.10 feet, North 36 degrees 24 minutes West 75 feet and South 53 degrees 27 minutes West 89.60 feet to the place of beginning.

Containing 0.14 acres of land more or less.

Being the property of John W. Diegel, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 21, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
June 20, 1983

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 30, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time of one time successive weeks before the 21st day of July, 1983, the 21st publication appearing on the 30th day of June, 1983.

THE JEFFERSONIAN,
L. Frank Smith
Manager.

Cost of Advertisement, \$ 22.75

PETITION FOR VARIANCE
15th Election District

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Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of:
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222

June 30, 1983

THIS IS TO CERTIFY, that the annexed advertisement of Wm. E. Hammond in the matter of PETITION FOR VARIANCE - P.O. #4 412 - REQ. #149811, was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 1st day of July, 1983; that is to say, the same was inserted in the issues of June 30, 1983

Kimbel Publication, Inc.
per Publisher.

By *K.C. Oelke*

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 7/3/83
Posted for: *Petition for Variance*
Petitioner: *John W. Diegel et ux*
Location of property: *E/15 Rustic Ave. 342' SE of the c/l of Philadelphia Rd.*
Location of Signs: *front of property at 1224 Rustic Ave.*
Remarks: *Handwritten*
Posted by: *Handwritten* Date of return: 7/8/83
Number of Signs: 1



LOCATION MAP
No SCALE

MAP: 11
ELECTION: 11
D.S. DIST: 11
D.T. TO: 11
TYPE: 11
HEARING: 11
BY: 11

342' to E
PHILA. RD.

91.95
562'-33' E
(30' WIDE) AVE.

PLAT TO A COMPLY PETITION FOR A VARIANCE FOR AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED OUTSIDE OF THE REAR YARD

EX. USE - RESIDENCE
PROP. USE - SAME
EX. ZONING - D12 S-5
PROP. ZONING - SAME
AREA OF LOT - 0.14 AC.
PUBLIC WATER & SEW - 2 SERVICE LOT

John #238

JOHN W. DIEGEL JR. & W.F.
1224 RUSTIC AVE. BALTO., MD. 21237 582-6341
15TH DISTRICT BALTIMORE COUNTY, MARYLAND
SCALE 1" = 20'

DATE 4-23-83

FRANK S. LEE
1277 NEIGHBORS AVE.
BALTIMORE, MD. 21237

